002.0	0003	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	777,500 / 777,500
					USE VALUE:	777,500 / 777,500
					ASSESSED:	777,500 / 777,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105	-105A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FINN DEBORAH R
Owner 2:	
Owner 3:	
Street 1:	105 FAIRMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1922, having primarily Vinyl Exterior and 1480 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4295.000	338,400		439,100	777,500
Total Card	0.099	338,400		439,100	777,500
Total Parcel	0.099	338,400		439,100	777,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.34 /Parcel: 525.34

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 1768

GIS Ref

GIS Ref

Insp Date 04/24/09

!176!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0003-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	338,400	0	4,295.	439,100	777,500		Year end	12/23/2021
2021	104	FV	322,700	0	4,295.	439,100	761,800		Year End Roll	12/10/2020
2020	104	FV	322,700	0	4,295.	439,100	761,800	761,800	Year End Roll	12/18/2019
2019	104	FV	268,500	0	4,295.	466,500	735,000	735,000	Year End Roll	1/3/2019
2018	104	FV	268,500	0	4,295.	340,300	608,800	608,800	Year End Roll	12/20/2017
2017	104	FV	252,000	0	4,295.	296,400	548,400	548,400	Year End Roll	1/3/2017
2016	104	FV	252,000	0	4,295.	252,500	504,500	504,500	Year End	1/4/2016
2015	104	FV	210,900	0	4,295.	247,000	457,900	457,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:07:29

LAST REV

Date	Time
12/12/18	10:03:36
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 176

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH JAME/R	29667-37		1/15/1999		230,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2018	1609	Insulate	4,183	C				
8/27/2013	1291	Re-Roof	6,000	C				
3/31/1999	168	Porch	16,000	C				REMOVE PORCH ADD 2

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
4/24/2009	Meas/Inspect	163	PATRIOT
10/29/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1768
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4295		Sq. Ft.	Site		0	80.	1.28	1									439,080						439,100	

Total AC/HA:	0.09860	Total SF/SM:	4295	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	439,080	Spl Credit		Total:	439,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	227.182
Other Features:	94750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	490490
Depreciation:	152052
Depreciated Total:	338438

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

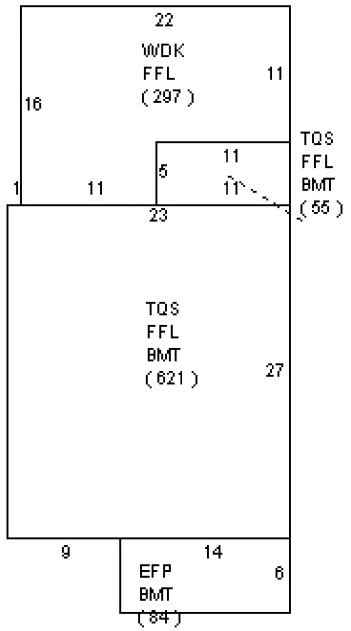
No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	227.18
Special Features:	0	Val/Su Net:	129.11
Final Total:	338400	Val/Su SzAd	228.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	973	227.180	221,048
BMT	Basement	760	68.150	51,798
TQS	3/4 Story	507	227.180	115,181
WDK	Deck	297	9.270	2,754
EFP	Enclos Porch	84	59.030	4,959

Net Sketched Area:	2,621			Total:	395,740
Size Ad	1480	Gross Area	2790	FinArea	1480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0003-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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